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NEW MEXICO ENVIRONMENT DEPARTMENT

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BUTCH TONGATE
Cabinet Secretary

J. C. BORREGO
Deputy Secretary

Certified Mail – Return Receipt Requested

July 30, 2018

D.R. Horton
Lou Gibney, Operations Manager
4400 Alameda, NE
Suite B
Albuquerque, NM 87113

Re: DR Horton; Enchanted Hills Subdivision; SIC 1522; NPDES Compliance Evaluation Inspection; NPDES Permit No. NMR10012X; July 19, 2019

Dear Mr. Gibney:

Enclosed please find a copy of the report and checklist for the referenced inspection that the New Mexico Environment Department (NMED) conducted at your facility on behalf of the U.S. Environmental Protection Agency (USEPA). This inspection report will be sent to the USEPA in Dallas for their review. These inspections are used by USEPA to determine compliance with the National Pollutant Discharge Elimination System (NPDES) permitting program in accordance with requirements of the federal Clean Water Act.

Introduction, detailed site observations, and findings noted during this inspection are discussed in the NPDES Construction General Permit section of the inspection report.

You are encouraged to review the inspection report, required to correct any problems noted during the inspection, and advised to modify your operational and/or administrative procedures, as appropriate. If you have comments on or concerns with the basis for the findings in the NMED inspection report, please contact us (see the address below) in writing within 30 days from the date of this letter. Further, you are encouraged to notify in writing both the USEPA and NMED regarding modifications and compliance schedules at the addresses below:

Robert Houston
Environmental Protection Agency, Region 6
NPDES Enforcement Branch (6EN-WS)
1445 Ross Avenue, Suite 1200
Dallas, Texas 75202-2733

Program Manager
New Mexico Environment Department
Surface Water Quality Bureau (N2050)
Point Source Regulation Section
P.O. Box 5469
Santa Fe, New Mexico 87502

DR Horton / Enchanted Hills

July 30, 2018

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Robert Houston (Houston.Robert@epa.gov) is the USEPA Region 6's Stormwater Enforcement Coordinator at the above address. If you have any questions about this inspection report, please contact Sandra Gabaldon at 505-827-1041 or at Sandra.gabaldon@state.nm.us.

Sincerely,

/s/ Sarah Holcomb

Sarah Holcomb
Program Manager
Point Source Regulation Section
Surface Water Quality Bureau

cc: Carol Peters-Wagnon, USEPA (6EN-WM) by e-mail
Nancy Williams, USEPA (6EN-WC) by e-mail
Amy Andrews, USEPA (6EN-WM) by e-mail
David Esparza, USEPA (6EN-WM) by e-mail
Robert Houston, USEPA (6EN)
Darlene Whitten-Hill, USEPA (6EN) by e-mail
Robert Italiano, NMED District II by e-mail



Form Approved
OMB No. 2040-0003
Approval Expires 7-31-85

NPDES Compliance Inspection Report

Section A: National Data System Coding

Transaction Code	NPDES	yr/mo/day	Inspec. Type	Inspector	Fac Type
1 <input type="text" value="N"/> 2 <input type="text" value="5"/> 3 <input type="text" value="N"/> <input type="text" value="M"/> <input type="text" value="R"/> 1 <input type="text" value="0"/> <input type="text" value="0"/> 1 <input type="text" value="2"/> <input type="text" value="X"/> 11 <input type="text" value="1"/> 12 <input type="text" value="8"/> <input type="text" value="0"/> <input type="text" value="7"/> <input type="text" value="1"/> <input type="text" value="9"/> 17 <input type="text" value="1"/> 18 <input type="text" value="S"/> 19 <input type="text" value="S"/> 20 <input type="text" value="1"/>					
Remarks					
<input type="text" value="C"/> <input type="text" value="O"/> <input type="text" value="N"/> <input type="text" value="S"/> <input type="text" value="T"/> <input type="text" value="R"/> <input type="text" value="U"/> <input type="text" value="C"/> <input type="text" value="T"/> <input type="text" value="I"/> <input type="text" value="O"/> <input type="text" value="N"/> <input type="text" value="1"/> <input type="text" value="A"/> <input type="text" value="C"/> <input type="text" value="R"/> <input type="text" value="E"/>					
Inspection Work Days	Facility Evaluation Rating	BI	QA	Reserved	
67 <input type="text" value="1"/> <input type="text" value="2"/> <input type="text" value="3"/> 69	70 <input type="text" value="2"/>	71 <input type="text" value="N"/>	72 <input type="text" value="N"/>	73 <input type="text" value="1"/> <input type="text" value="2"/> <input type="text" value="3"/>	74 <input type="text" value="1"/> <input type="text" value="2"/> <input type="text" value="3"/> 75 <input type="text" value="1"/> <input type="text" value="2"/> <input type="text" value="3"/> 80

Section B: Facility Data

Name and Location of Facility Inspected (For industrial users discharging to POTW, also include POTW name and NPDES permit number) DR Horton Homes / Enchanted Hills Chayote Road & Valencia Drive Rio Rancho, NM SANDROVAL COUNTY	Entry Time /Date 12:20 Hours / July 19, 2018	Permit Effective Date February 16, 2017
	Exit Time/Date 1530 Hours / July 19, 2018	Permit Expiration Date February 16, 2022
Name(s) of On-Site Representative(s)/Title(s)/Phone and Fax Number(s) Mark Trujillo, Superintendent / (505) 991-1519 Tim Slatunas, Consultant (505) 433-3693	Other Facility Data SIC: 1542	
Name, Address of Responsible Official/Title/Phone and Fax Number Lou Gibney, Operations Manager / (505) 982-1133 DR Horton Homes 4400 Alameda, NE Albuquerque, NM 87113	Yes <input type="text" value="1"/> No <input checked="" type="text" value="X"/>	35.356369° N -106.616596° W

Section C: Areas Evaluated During Inspection

(S = Satisfactory, M = Marginal, U = Unsatisfactory, N = Not Evaluated)

<input type="text" value="S"/>	Permit	<input type="text" value="N"/>	Flow Measurement	<input type="text" value="S"/>	Operations & Maintenance	<input type="text" value="N"/>	CSO/SSO
<input type="text" value="S"/>	Records/Reports	<input type="text" value="N"/>	Self-Monitoring Program	<input type="text" value="N"/>	Sludge Handling/Disposal	<input type="text" value="N"/>	Pollution Prevention
<input type="text" value="M"/>	Facility Site Review	<input type="text" value="N"/>	Compliance Schedules	<input type="text" value="N"/>	Pretreatment	<input type="text" value="N"/>	Multimedia
<input type="text" value="N"/>	Effluent/Receiving Waters	<input type="text" value="N"/>	Laboratory	<input type="text" value="S"/>	Storm Water	<input type="text" value="1"/>	Other:

Section D: Summary of Findings/Comments (Attach additional sheets if necessary)

Inspector arrived on site July 19, 2018 at 1220 hours and conducted entrance interview with Mark Trujillo where she made introductions, presented credentials and explained the purpose of the inspection.

An Exit interview was conducted at approximately 1530 Hours on July 19, 2018 with Tim Slantunas, Consultant. Preliminary findings of the inspection were discussed during this meeting.

Name(s) and Signature(s) of Inspector(s) Sandra Gabaldon /s/ Sandra Gabaldon	Agency/Office/Telephone/Fax NMED/SWQB / (505) 827-1041 / (505) 827-0160	Date July 30, 2018
Signature of Management QA Reviewer Sarah Holcomb /s/ Sarah Holcomb	Agency/Office/Phone and Fax Numbers NMED/SWQB/ (505) 827-2798 / (505) 827-0160	Date July 30, 2018

NPDES Construction General Permit Inspection Report – State of New Mexico

Inspection Date	July 19, 2019	Entry Time Exit Time	1220 Hours 1530 Hours
Inspector Name/ Telephone	Sandra Gabaldon (505) 827-1041		
Facility Name/ Physical Location	DR Horton / Enchanted Hills Subdivision Chayote Road & Valencia Drive; Rio Rancho, NM		
Facility Type	<input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Municipal <input type="checkbox"/> Industrial		
County Location	City of Rio Rancho / Sandoval County		
Latitude/Longitude (Decimal Degrees)	35.356369° N -106.616596° W		

Operator/Mailing Address	Date Company Operation Began	Authorized Official(s)	Phone	NPDES Tracking Number	NOI Cert Date	SWPPP Cert Date
DR Horton 4400 Alameda, NE Albuquerque, NM 87113		Lou Gibney, Operations Mgr.	(505) 982- 1133	NMR10012X	01/29/2018	01/12/2018

Was project covered under a previous permit?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If yes, previous NPDES Tracking Numbers:	N/A
Actual Start Date	February 15, 2018
Estimated End Date	March 1, 2018
Disturbed Area	<input checked="" type="checkbox"/> >5 acre <input type="checkbox"/> 1>acre<5 <input type="checkbox"/> <1acre and part of larger common plan
Receiving Water, including information on segment number, impairments, tier	Arroyo Venada; Rio Rancho MS4; Tier 2

Permittee Representatives Present During Inspection:			
Name	Company/Organization	Title	Telephone
Mark Trujillo	DR Horton	Superintendent	(505) 991-1519
Tim Slatunas	Superior Stormwater Services, LLC	Consultant	(505) 433-3693

DR Horton: Owner

**Enchanted Hills Subdivision
Construction General Permit (CGP)
Compliance Evaluation Inspection (CEI)**

Date of CEI: July 19, 2018

Introduction:

On July 19, 2018, a Compliance Evaluation Inspection (CEI) was conducted at the DR Horton / Enchanted Hills Subdivision, located at Chayote Road & Valencia Drive, City of Rio Rancho, Sandoval County, New Mexico. The site has a Notice of Intent (NOI) submitted by DH Horton on January 29, 2018 with NPDES (National Pollutant Discharge Elimination System) tracking number NMR10012X. The inspection was conducted by Ms. Sandra Gabaldon and Mr. Daniel Valenta of the State of New Mexico Environment Department (NMED), Surface Water Quality Bureau (SWQB).

The inspection was conducted by NMED on behalf of the U.S. Environmental Protection Agency (USEPA), Region VI, under the NPDES Permit Program, in accordance with the federal Clean Water Act (CWA). These inspections are used to evaluate compliance with the NPDES permit program. This inspection report is based on information supplied by the permittee representatives, observations made by the NMED inspectors, and reports and records kept by the permittee and/or USEPA.

The Enchanted Hills Subdivision construction site is estimated at 3.5 disturbed acres. The construction includes new home construction on 31 lots which includes grading, utility connections, home construction, paving and landscaping/xeriscaping. Estimated construction start date was February 15, 2018. The discharge of stormwater from this site enters the Arroyo Venada, thence to the City of Rio Rancho Municipal Separate Sewer System (MS4) and into the Rio Grande in segment 20.6.4.106 NMAC. The designated uses for this segment include irrigation, marginal warmwater aquatic life, livestock watering, wildlife habitat and primary contact; and public water supply on the Rio Grande. There is a TMDL currently listed for this segment of the Rio Grande for E. coli and an impairment for PCBs in fish tissue, which makes this a **Tier 2** waterbody for antidegradation purposes.

Permit and SWPPP observations:

There is only one operator on this site. DR Horton is the owner of the project and has control over plans and specifications for the site and also has day-to-day operation as stated in Appendix A definition of “operator” (The party has day-to-day operational control of those activities at a project that are necessary to ensure compliance with the permit conditions and they are authorized to direct workers at a site to carry out activities required by the permit.

GreenGlobe is the third party consultant hired by DH Horton, to perform inspections, as well as do any maintenance of Best Management Practices (BMPs).

The copy of the SWPPP is kept on site and was signed by Louis G. Gibney, Operations Manager, DR Horton, on January 29, 2018.

Copy of SWPPP provided on site.

The copy of the SWPPP (Stormwater Pollution Prevention Plan) was provided by Mark Trujillo, Superintendent, for DH Horton at the Sales Offices on site.

Part I of the CGP:

Eligibility of Coverage – Endangered Species Act:

Endangered Species Protection requires the operator to follow the procedures in Appendix D of the permit to determine eligibility under one of the criteria A-F. The operator chose Criteria A, which states, “No ESA-listed species and/or designated critical habitat present in action area”.

The documentation provided in the SWPPP includes a consultation with United States Fish and Wildlife Service (USFWS), along with the iPac Mapping Tool information.

Part 1.5 Requirement to Post a Notice of Your Permit Coverage:

GreenGlobe posted a sign with information regarding the NPDES tracking number, the contact name and phone number for obtaining additional construction site information, and the EPA Regional Office.

Part II of the CGP:

Part 2.2.3 Install Sediment controls along any perimeter areas of the site that will receive pollutant discharges.

- a. *Remove sediment before it has accumulated to one-half of the above-ground height of any perimeter control.*

Some of the silt fences are need of repair and need of cleaning. See photo provided below.

Part 2.2.4 Minimize Sediment Track-Out:

Use appropriate stabilization techniques (the use of aggregate stone with an underlying geotextile or non-woven filter fabric, and turf mats.) at all points that exit onto paved roads.

The site had a dedicated area for a concrete washout along with trash bins. The aggregate was filled with sediment and needs to be cleaned out to prevent track out of additional sediment onto the paved areas of the site.

Part 2.3.3 For storage, handling, and disposal of building products, materials and wastes:

- e. *For construction and domestic wastes:*
 - i. *Provide waste containers (e.g., dumpster, trash receptacle) of sufficient size and number to contain construction and domestic wastes.*
 - ii. *Keep waste container lids closed when not in use and close lids at the end of the business day for those containers that are actively used throughout the day.*

The operator has various trash bins provided for domestic waste; however; they need to be maintained so that they can be closed at the end of each business day.

The pile of construction debris left on the ground should also be stored in a waste container rather than placed on the ground as seen in the photo #3.

Part 2.3.4 For washing applicators and containers used for stucco, paint, concrete, form release oils, curing compounds or other materials:

- b. *Handle washout or cleanout wastes as follows:*
 - i. *Do not dump liquid wastes in storm sewers or waters of the U.S.;*
 - ii. *Dispose of liquid wastes in accordance with applicable requirements in Part 2.3.3; and*
 - iii. *Remove and dispose of hardened concrete waste consistent with your handling of other construction wastes in Part 2.3.3.*

The concrete lined pit needs some maintenance as it is nearing capacity, along with solid pieces of concrete as shown in the photo #4.

Part IV of the CGP – 4.3 Increase in Inspection Frequency for Sites Discharging to Sensitive Waters:

For any portion of the site that discharges to a sediment or nutrient-impaired water or to a water that is identified by your state, tribe or EPA as a Tier 2, or Tier 3 for antidegradation purposes, instead of the inspection frequency specified in 4.2, you must conduct inspections in accordance with the following inspection frequencies:

Once every seven (7) calendar days and within 24 hours of the occurrence of a storm event of 0.25 inches or greater, or the occurrence of runoff from snowmelt sufficient to cause a discharge. To determine if a storm event is 0.25 inches or greater has occurred on your site, you must either keep a properly maintained

rain gauge on your site, or obtain the storm event information from a weather station that is representative of your location. For any day of rainfall during normal business hours that measure 0.25 inches or greater, you must record the total rainfall measured for that day in accordance with part 4.1.7 d.

GreenGlobe provided inspection reports for the Enchanted Hills Subdivision. The inspection dates are as follows:

1. May 25, 2018
2. June 6, 2018
3. June 20, 2018
4. July 3, 2018
5. July 6, 2018
6. July 16, 2018
7. July 18, 2018

On July 15, 2018 (*NOAA Precipitation*) there is a recorded rain event in the Rio Rancho area of 0.42", therefore necessitating the need for inspection. Inspection was completed on July 16, 2018 as shown above.

NMED/SWQB
Official Photograph Log
Photo # 1

Photographer: Daniel Valenta	Date: July 19, 201	Time: 1319 Hours
City/County: Rio Rancho / Sandoval		State: New Mexico
Location: Enchanted Hills Subdivision / DR Horton Homes; Chayote and Valencia Road		
Subject: Silt fence that needs repair.		



NMED/SWQB
Official Photograph Log
Photo # 2

Photographer: Daniel Valenta	Date: July 19, 201	Time: 1322 Hours
City/County: Rio Rancho / Sandoval		State: New Mexico
Location: Enchanted Hills Subdivision / DR Horton Homes; Chayote and Valencia Road		
Subject: aggregate entrance to street.		



NMED/SWQB
Official Photograph Log
Photo #3

Photographer: Daniel Valenta	Date: July 19, 201	Time: 1321 Hours
City/County: Rio Rancho / Sandoval		State: New Mexico
Location: Enchanted Hills Subdivision / DR Horton Homes; Chayote and Valencia Road		
Subject: Trash bins		



NMED/SWQB
Official Photograph Log
Photo #4

Photographer: Daniel Valenta	Date: July 19, 201	Time: 1321 Hours
City/County: Rio Rancho / Sandoval		State: New Mexico
Location: Enchanted Hills Subdivision / DR Horton Homes; Chayote and Valencia Road		
Subject: Concrete Washout		

